

NOTES:

1. ALL CUL-DE-SAC RADIAT THE RIGHT OF WAY LINE SHALL EQUAL 70 FEET.
2. THERE SHALL BE A 50 FOOT BUILDING LINE FRONTING AND 25 FOOT SIDEYARDS ON ALL LOTS WITHIN THE PROPOSED SUBDIVISION.
3. BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS WITHIN A FLOODPLAIN.
4. THERE SHALL BE A 10 FOOT PERIPHERAL UTILITY EASEMENT.
5. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS, TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
6. NOTE: TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
7. THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THE ADDITION WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THOSE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. THE HOME OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAY. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE PLAT.
8. BASIS OF BEARING: U.S. STATE PLANE 1983 NCT ZONE 4202, NAD 83, GEOID 09 (CONUS), NAVD 1988
9. TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS, OPEN SPACES AND DRAINAGE FACILITIES, AND SAID OWNERS ARE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

10. LOT 3R IS PART OF CITY OF FORT WORTH ETJ.

11. THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

EASEMENT GRANTED BY ELEANOR REA MCCrackEN TO TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE, RECORDED IN VOLUME 1386, PAGE 106, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

EASEMENT GRANTED BY C.W. BECHTOL AND WIFE, THELMA BECHTOL TO OLD OCEAN FUEL COMPANY, RECORDED IN VOLUME 3429, PAGE 576, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

EASEMENT GRANTED BY R.B. MCREE AND WIFE, RUBY L. MCREE TO OLD OCEAN FUEL COMPANY, RECORDED IN VOLUME 3430, PAGE 666, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

RESTRICTIVE COVENANTS PER VOLUME 2357, PAGE 166, VOLUME 6640, PAGE 845, VOLUME 6682, PAGE 241, VOLUME 7223, PAGE 184, COUNTY CLERK'S FILE NOS(S) D20614684; D210099158 AND D210264490, REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS.

12. WATER TO BE SERVED BY AQUA UTILITIES CCN-11157.

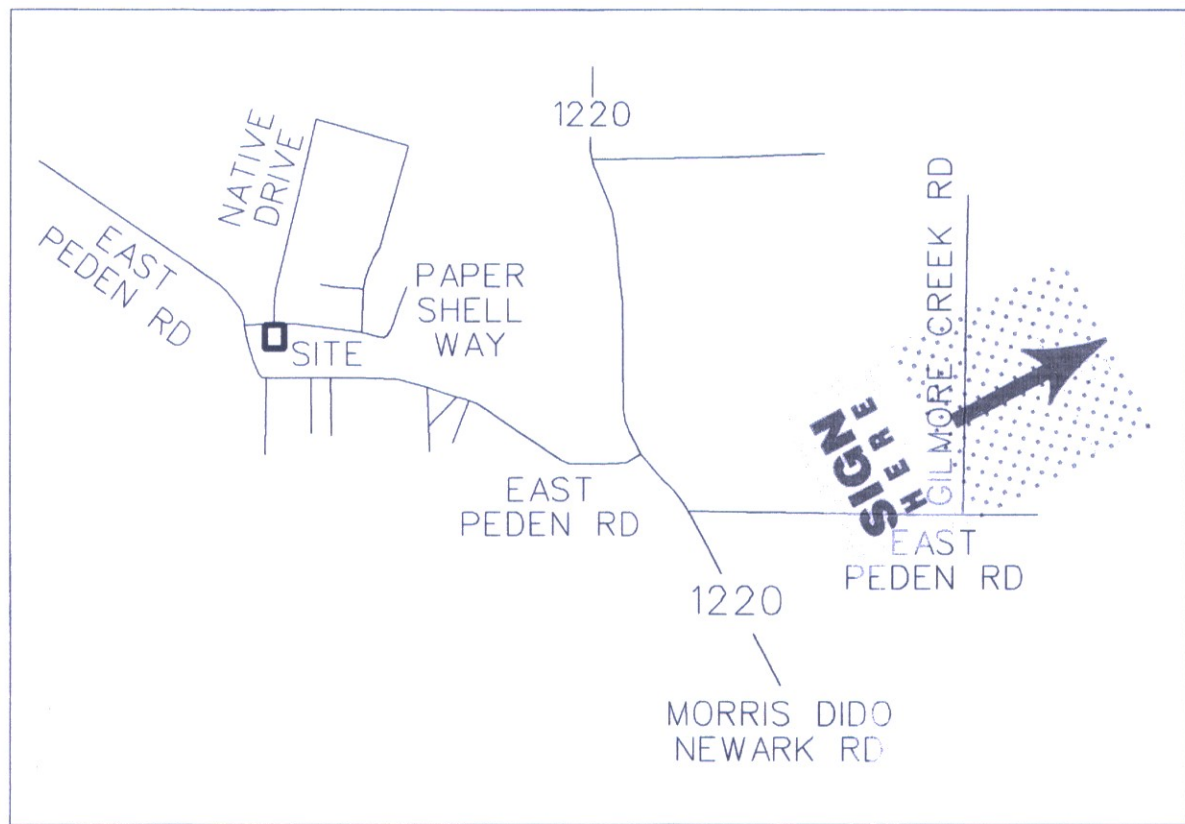
13. SEWER TO BE SERVED BY PRIVATE SEPTIC SYSTEM.

CITY OF FORT WORTH STANDARD NOTES:

1. No permanent buildings or structures shall be constructed over any existing or plotted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

2. Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.

3. This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

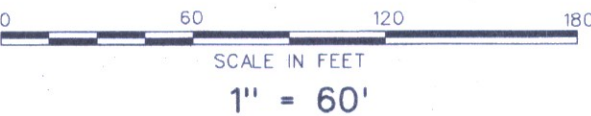
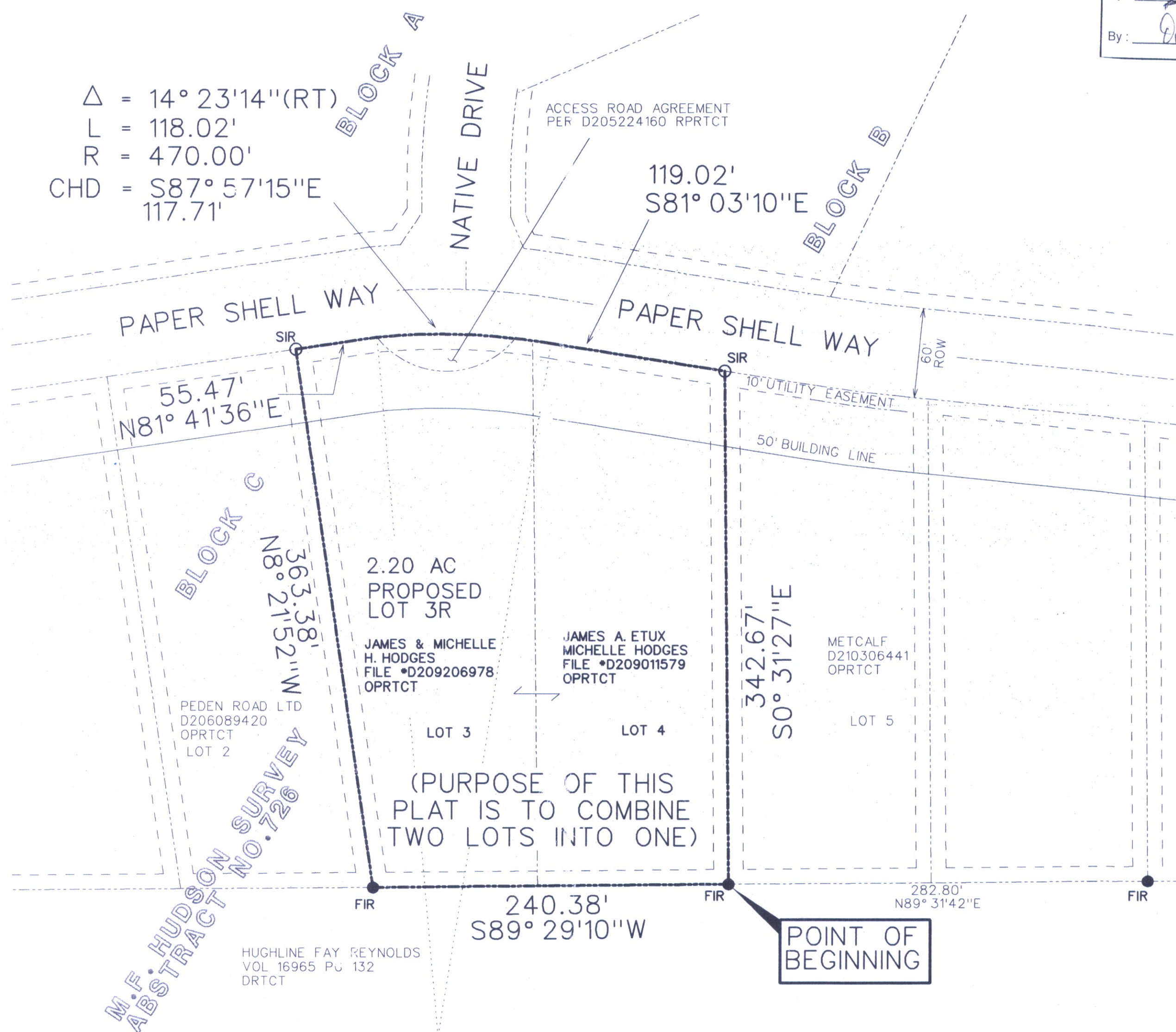


VICINITY MAP

N.T.S.

THE ORCHARDS  
CABINET A, SLIDE 11008  
PRCT

$\Delta = 14^{\circ} 23' 14''$  (RT)  
L = 118.02'  
R = 470.00'  
CHD = S87° 57' 15" E  
117.71'



SURVEYOR'S CERTIFICATE

THIS is to certify that I, Jason Swaim, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.



Jason G. Swaim  
Registered Professional Land Surveyor  
Texas Registration No. 5550  
505 N. MASON STREET  
BOWIE, TEXAS 76230  
(940) 872-5075

OWNER

NAME: JAMES AND MICHELLE HODGES  
6335 PAPER SHELL WAY  
FORT WORTH, TX 76179  
PHONE: (940) 389-3599  
FAX: (817) 236-8258  
EMAIL: MFG123@ATT.NET

ENGINEER / SURVEYOR

NAME: JASON SWAIM, PE, RPLS  
ADDRESS: 506 N. MASON STREET  
BOWIE, TEXAS 76230  
PHONE: (940) 872-5075  
FAX: (940) 872-4079  
EMAIL: jswaim@swaimengineering.com

AUTHORIZED BY ORDER OF COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS

THIS THE 11 DAY OF March, 2014

By: Mary Jane Gans  
COUNTY CLERK  
By: Melissa K. Brown  
DEPUTY

CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS OF THIS RECORDING DATE SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION STANDARDS AND REGULATIONS. 117279

<b>FORT WORTH</b>	
CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.	
Plat Approval Date: <u>2/7/2014</u>	
By: <u>Charles R. Ruff</u>	Chairman
By: <u>Dana B. Blythe</u>	Secretary

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, James A. Hodges and Michelle Hodges, acting by and through its duly authorized agent, is the sole owner of a tract of land located in The Orchards, an addition to Tarrant County, Texas, according to the deeds recorded under File Nos. D209011579 and D209206978 in the Official Public Records of Tarrant County, Texas, and being more particularly as follows to-wit:

LEGAL DESCRIPTION

BEING 2.20 acres of land, more or less, being all of Lot 3R, Block C of The Orchards, an addition to Tarrant County, Texas, and being comprised of Lot 3 and Lot 4 according to plat of record in Cabinet A, Slide 11008 of the Plat Records of Tarrant County, Texas, as shown by Warranty Deeds to James Hodges and Michelle H. Hodges of record under file numbers, D209206978, and D209011579 of the Official Records of Tarrant County, Texas, said 2.20 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found iron rod at the southeast corner of Lot 4 from which a found iron rod bears N 89 deg. 31 min. 42 sec. E a distance of 282.80 feet.

THENCE S 89 deg. 29 min. 10 sec. W a distance of 240.38 feet to a found iron rod at the southwest corner of Lot 3;

THENCE N 08 deg. 21 min. 52 sec. W a distance of 363.38 feet to a set iron rod for corner at the northwest corner of Lot 3;

THENCE N 81 deg. 41 min. 36 sec. E a distance of 55.47 feet to a point for corner, point being at the beginning of a curve to the right with radius of 470.00, and a central angle of 14 deg. 23 min. 14 sec. and a long chord that bears S 87 deg. 57 min. 15 sec. E a distance of 117.71 feet;

THENCE east along said curve a distance of 118.02 feet to a point for corner;

THENCE S 81 deg. 03 min. 10 sec. E a distance of 119.02 feet to a set iron rod for corner at the northeast corner of Lot 4;

THENCE S 00 deg. 31 min. 27 sec. E a distance of 342.67 feet to the POINT OF BEGINNING and containing 95,642 square feet or 2.20 acres of land more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JAMES A. HODGES, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 3R, BLOCK C, THE ORCHARDS, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

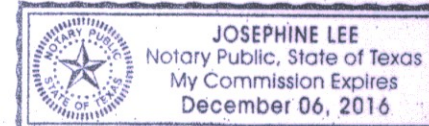
James A. Hodges  
JAMES A. HODGES  
OWNER

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JAMES A. HODGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS 30 DAY OF January, 2014.

Notary Public, in and for the State of Texas  
My Commission Expires:



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, MICHELLE HODGES, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 3R, BLOCK C, THE ORCHARDS, AN ADDITION TO TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON.

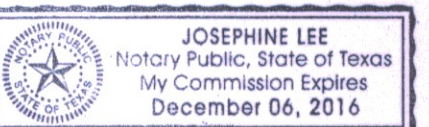
Michelle Hodges  
MICHELLE HODGES  
OWNER

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED MICHELLE HODGES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL THIS 30 DAY OF January, 2014.

Notary Public, in and for the State of Texas  
My Commission Expires:



**TARRANT  
COUNTY**

**FS12-047**

FINAL  
LOT 3R, BLOCK C,  
THE ORCHARDS  
BEING A REPLAT OF  
LOTS 3 AND 4, BLOCK C  
THE ORCHARDS  
AN ADDITION TO  
TARRANT COUNTY, TEXAS  
ACCORDING TO THE  
PLAT RECORDED IN

Cabinet A, Slide 11008  
of the Plat Records  
of Tarrant County, Texas

January 24, 2014

THIS PLAT RECORDED IN DOCUMENT NO. D214052746 DATE 3-18-14  
CASE REFERENCE NO. FS-012-047